

TOWN OF SOUTHAMPTON

Department of Land Management
Town Conservation Board
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HARRY S. LUDLOW
CHAIRPERSON

JAY SCHNEIDERMAN
TOWN SUPERVISOR

Harry S. Ludlow, Chairman

George J. Heine, Vice-Chairman
Jeremiah P. Collins
Anne Hickey Algieri

Thomas Rickenbach, Secretary
Sunshine Gumbs
Terrence Flanagan

Meeting Minutes of November 9, 2016

BOARD MEMBERS PRESENT: Harry S. Ludlow, Chairman
George J. Heine, Vice-Chairman
Terrence Flanagan
Thomas Rickenbach
Jeremiah Collins

BOARD MEMBERS ABSENT: Anne Hickey Algieri
Sunshine Gumbs

ALSO PRESENT: Martin E. Shea, Chief Environmental Analyst
Kathleen Murray, Deputy Town Attorney
Dolores Miner, Conservation Board Secretary
C. Theresa Masin, Environmental Analyst
Jeffery Ulysee, Douglas Elliman Real Estate
John Bennett, Esq.
Timothy S. McCulley, Esq.
Patrick Fife, Esq.
Daphne Vaughan, Surfside Environmental Planning, Inc.
Michelle Schaefer, Agent for Vintage MHC Holdings LLC
Susanna Herrmann, En Consultants
Miriam Greenburg, Applicant
Mr. Edward Burnett, Applicant
Mr. & Mrs. Daniel O'Connell, Applicant
Marian Greve, Neighbor
Don Neils, Neighbor
Mr. & Mrs. O'Connell, Applicant

The meeting was called to order at approximately 7:00 PM by Chairman Ludlow.

Approval of Minutes:

A motion was made by Mr. Collins and seconded by Mr. Flanagan to approve the minutes of October 26, 2016. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.

Advisory Reports

Planning Board:

Joseph Badilla, Subdivision- Pre-Application 39 & 45 Bay View Dr. W., Noyac 900-16-2-55.1 & 55.2
Ms. Masin presented. A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to send comments to the Planning Board. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.

Twin Oaks Horse Farm, LLC., Subdivision- Pre-App. 93 Merchants Path, Sagaponack 900-56-1-27.6
Ms. Masin presented. A motion was made by Mr. Flanagan and seconded by Mr. Collins to send comments to the Planning Board. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.

ZBA:

Richard Sinnott 26 Elder Avenue, Hampton Bays 900-345-1-40
Ms. Masin presented. A motion was made by Mr. Flanagan and seconded by Mr. Collins to send comments to the Zoning Board. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.

Natascha Tillmanns 23 Maple Lane, Noyac 900-3-2-11
Ms. Masin presented. A motion was made by Mr. Flanagan and seconded by Mr. Collins to send comments to the Zoning Board. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.

Administrative Wetland Permits

WAP160035 Anthony Panza and Alexandra Panza
WAP160074 S.J. Bentley, LLC
WAP160082 Karen Furst and Alan Furst
WAP160087 311 Surfside LLC
WAP160088 Christopher Dunlop and Anna Dunlop
WAR160055 Joann Mancini
WAR160056 Three Waters LLC

Resolution to Issue Wetland Permits

CB1400091 Censi, David, Censi, Barry, & Censi, Lisa 25 Fish Cove Road, North Sea 900-60-3-17.1
A motion was made by Mr. Heine and seconded by Mr. Collins to issue a wetland permit. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.

Resolution of Conditional Approval

A160419 Vintage MHC Holdings LLC 525 Riverleigh Ave. Riverside 900-140-1-1
A motion was made by Mr. Heine and seconded by Mr. Collins to issue a wetland permit. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.

A160459 Zollo, Douglas and
Burke-Zollo, Lorraine S. 17 Hampton Harbor Rd., Hampton Bays 900-320-2-26
A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to issue a wetland permit. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.

Preliminary Review – SEORA Determination

A160347 Bay Avenue Real Estate, LLC. 23 Bay Avenue, East Quogue 900-342-2-26.1
Applicant requests postponement to November 30, 2016. A motion was made by Mr. Flanagan and seconded by Mr. Heine to postpone review of the application until November 30, 2016. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.

A160375 Karp Management Group LLC 17 Ludlow Lane, Hampton Bays 900-346-1-10
Mr. Shea presented the Environment Division preliminary advisory report and noted that the proposed activities are classified as a Type II action. Such report recommended that a public hearing be held. A motion was made by Mr. Flanagan and seconded by Mr. Collins to schedule a public hearing for December 7, 2016. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.

Public Hearings

Chairman Ludlow made a motion to take the applications out of agenda order.

CB1400010 Greenberg, Miriam R. 145 Little Neck Road, Shinnecock Hills 900-272-2-33
Ms. Miriam Greenberg, the applicant, spoke on her behalf. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Ms. Marion Greve and Mr. Don Neils, neighbors to the applicant, spoke on their own behalf. A motion was made by Mr. Heine and seconded by Mr. Collins to close the public hearing. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent. A separate audio recording is available for this hearing.

A160191 ELB Family LP 658 Flying Point Road, Water Mill 900-160-3-37.7
Ms. Daphne Vaughan, the applicant's agent, spoke on behalf of the applicant. Mr. John Bennett, the applicant's attorney, spoke on behalf of the applicant. Mr. Edward Burnett, the applicant, spoke on his own behalf. A motion was made by Mr. Flanagan and seconded by Mr. Collins to adjourn the public hearing to December 21, 2016. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.
A separate audio recording is available for this hearing.

A160350 Debbie and Dick Development, LLC. 179 South Country Road, 900-375-2-75.1
Remsenburg/Speonk
Ms. Masin presented.. Mr. Patrick Fife, attorney for a neighbor to the applicant, spoke on behalf of his client. As neither the applicant nor an agent were present to speak on behalf of the applicant, Chairman Ludlow spoke on behalf of the Conservation Board. A motion was made by Mr. Rickenbach and seconded by Mr. Collins to adjourn the public hearing to November 30, 2016. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.
A separate audio recording is available for this hearing.

Ms. Masin leaves for the evening at 8:50 pm.

A160204 CMR Unlimited Inc. & 77 Lower Seven Ponds Rd, Water Mill 900-113-2-6
VTG Realty and Construction LLC
Mr. Jeff Ulysee, the applicant's agent, spoke on behalf of the applicant. Mr. Martin E., Shea, Chief Environmental Analyst, spoke on behalf of the Town. A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach to adjourn the public hearing to November 30, 2016. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.
A separate audio recording is available for this hearing.

A160298 Gallagher, Judy 39 East Beach Drive, North Sea 900-42-1-5.1
Applicant requests adjournment. A motion was made by Mr. Rickenbach and seconded by Mr. Collins, to adjourn the public hearing to December 21, 2016. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.

A160299 SCI Katarpa 41 East Beach Drive, North Sea 900-42-1-4
Applicant requests adjournment. A motion was made by Mr. Rickenbach and seconded by Mr. Collins, to adjourn the public hearing to December 21, 2016. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.

A160327 O'Connell, Daniel T. and Susan M. 73 Pine Neck Avenue, Noyac 900-5-1-5
Ms. Susanna Herrmann, the applicant's consultant, spoke on behalf of the applicant. Mr. Timothy McCulley, the applicant's attorney, spoke on behalf of the applicant. Mr. Martin E. Shea, Chief Environmental Analyst, spoke on behalf of the Town. Mr. Daniel O'Connell, the applicant, spoke on his own behalf. A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to adjourn the public hearing to January 11, 2017. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.
A separate audio recording is available for this hearing.


Modifications

CB1300098 First Metro Property Group, LLC. 57 East Shore Road, North Sea 900-28-1-6
A motion was made by Mr. Flanagan and seconded by Mr. Rickenbach to issue a modified wetland permit. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.

HCBI6005 Nineteen Lighthouse, LLC. 19 Lighthouse Road, Hampton Bays 900-349-1-29.2
A motion was made by Mr. Flanagan and seconded by Mr. Heine to issue a modified wetland permit. The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.

Adjournment of Meeting:

*A motion was made by Mr. Rickenbach and seconded by Mr. Flanagan to adjourn the meeting.
The motion was approved by a 5-0 vote. Ms. Algieri and Ms. Gumbs were absent.
The meeting ended at approximately 10:38 pm.*



Harry S. Ludlow, Chairman